

**District IV Advisory Board**  
**Meeting Minutes**  
**February 1, 2006**  
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The **District IV Advisory Board Meeting** was held at 7:00 p.m. at the Lionel Alford Branch Library. In attendance was ten (10) District Advisory Board members, six (6) staff and approximately ten (14) citizens with nine (9) signing in.

**Members Present**

Michael Gisick  
Tom Englemann  
Mary Cockburn  
Gerald Marsh  
Jim Benton  
Jerry McGinty  
Ed Koon  
Joshua Blick  
Marjorie Griffith  
Peggy Bennett  
Council Member Gray

**Staff Present**

Officer Sharp, Police  
Officer Woodrow, Police  
Sharon Dickgrafe, Law  
Kelli Glassman, City Manager's Office  
Brandon Kauffman, City Manager's Office

**Members Absent**

Doug Leeper

**Guests**

Listed on Page

**Order of Business**

**Call to Order**

The meeting was called to order at 7:00 p.m.

**Jerry McGinty (Jim Benton)** moved to approve the agenda for the February 1, 2006 meeting. The motion passed 10-0.

**Tom Englemann (Jerry McGinty)** moved to approve the minutes for the January 18, 2005 meeting. The motion passed 10-0.

**Public Agenda**

*The Public Agenda allows members of the public to present matters to the District Advisory Board. Each presentation is limited to a period of five minutes unless extended by the Board.*

### **1. Scheduled Items**

No items were presented to the District Advisory Board.

### **2. Off-Agenda Items**

No items were presented to the District Advisory Board.

### **Staff Presentations**

### **3. Community Police Officers**

**Officer Sharp** stated that he has been very busy recently working on a special assignment for the robbery detail on south Seneca. There will be a meeting tomorrow at the WATER Center regarding the robberies at 8 am.

**Officer Woodrow** stated that she is the community police officer for the Sunflower Neighborhood Association area. They have had very successful results in utilizing a program that Detective Mallard started called the Community Project Area. Signs are posted in specific areas of the neighborhood and it has shown to reduce crime in the 2-3 block area.

**Action: Receive and File.**

### **4. Proposed Changes to Manufactured Home Park Regulations**

**Sharon Dickgraffe, Law Department,** stated that the South Wichita Haysville Plan recommends a number of changes to manufactured home park regulations to address perceived concerns that manufactured home parks detract from the image of the community and the overall existing infrastructure. Changes are also needed in the city licensing code to be consistent with state law.

The following changes would apply to new or redeveloped manufactured home parks or to new portions of existing manufactured home parks that expand onto currently undeveloped land:

#### **SETBACKS**

- Increase setback along arterial streets from 20 feet to 25 feet
- Increase setback from other property lines from 10 feet to 20 feet

#### **SCREENING**

- Require a 6' to 8' high masonry screening wall along all arterial and collector streets

#### **PRIVATE DRIVE WIDTHS**

- Increase width of private drives with no parking from 21 feet to 24 feet
- Increase width of private drives with parking on one side from 29 feet to 30 feet
- Increase width of private drives with parking on both sides from 35 feet to 42 feet

### **PARKING REQUIREMENTS**

- Increase parking requirement from 2 spaces per lot to 2.5 spaces per lot
- Provide flexibility in the location of parking spaces so that common parking areas for RVs and boats count towards the parking requirement

*The following changes would apply to both existing and new manufactured home parks.*

### **LICENSING**

- Provides for suspension and/or revocation of license for failure to pay licensing fee, violating provisions of licensing ordinance, becoming ineligible for a license, or providing false information
- Requires annual submittal of site plan and inventory of manufactured homes and tenants
- Adding a requirement to maintain a record of manufactured home owners in the park register

### **SCREENING**

- Require screening in conformance with the zoning code by January 1, 2007

### **SHELTERS**

- Require the location of shelters to be marked within the park
- Require shelters to be opened when a thunderstorm or tornado warning is issued

### **NON-CONFORMITY**

- Loss of non-conforming rights for the entire park when park is not licensed for 24 months
- Loss of non-conforming rights for each space within parks with fewer than five spaces when a unit is not placed on the space for 12 months
- Loss of non-conforming rights for each space within a park that is not licensed annually

Staff has met with park residents and owners in regards to the proposed changes.

**Ed Koon** stated that he was concerned that these screening and licensing requirements are more stringent than in other residential areas. Koon did not feel that these proposed changes were fair to the current residents and owners.

**Koon** asked if this was consistent with other zoning regulations. **Dickgrafe** stated that they were consistent with higher levels of zoning such as apartment complexes. **Koon** asked if the proposed parking space requirements were consistent with what is required at apartment complexes. **Dickgrafe** stated that it was dependent upon the zoning. These requirements are proposed because under current standards too many people park on the street and block roadways, which makes it tough for emergency vehicles to gain access. **Koon** asked why the inventory of tenants was needed. **Dickgrafe** stated that under city code it is currently required that they submit an inventory of residents but it does not specify annually. These proposed changes would specify that they are submitted annually.

**Jim Winter, Lakeside Community**, asked if screening is required if abutting a residential unit. **Dickgrafe** stated that a screening is required however older units will not be required to construct a masonry wall like newer units.

**Gary Ruddebusch, Macarthur Place**, stated that he was concerned with why it was needed to submit a list annually to the City when the City could attain it from the County Appraiser's Office. **Dickgrafe** stated that it was discussed that the same form could be submitted to the City.

**Ruddebusch** stated that he thought the penalties were harsh, especially being able to pull someone's licenses from them. That is their livelihood.

**Council Member Gray** asked when this would go to MAPC. **Dickgrafe** stated that public comments would be heard on March 16, 2006.

**Action: McGinty (Gisick) motioned to recommend approval of the proposed changes. The motion passed 8-2 (Koon, Bennett).**

## **5. Pure and Simple Campaign**

**Sandy Pickert, Pure and Simple Campaign**, stated that she is the Executive Director of Pure and Simple, which is an abstinence campaign that is funded by the federal government for three years. The program is a peer mentoring to middle and high school youth by teams of instructors. The program aims to mobilize the community for promotion of teen sexual abstinence, which is involved in all 6 districts for the City of Wichita.

**Erica Higgins** stated that she is the coordinator for District IV and they are in the process of trying to form community parent action groups. They are also going to have peer-mentoring groups of 5-6 people who will also discuss this subject at their respective schools.

**Council Member Gray** asked if they have worked with Wichita Youth Council. **Higgins** stated that they are going to meet with them next week to discuss the initiative.

## **Board Agenda**

**Englemann** stated that they have had an increase in vandalism in the area due to teenagers. **Brandon Kauffman** stated that they should look into starting a neighborhood watch program and he would provide Englemann with the CP Officer contact information for that area.

**Griffith** stated that February 12, 2006 is the pancake feed for JROTC and it is at the Haysville VFW from 7 am – 1 pm.

**Koon** stated that the Orchard Breeze meeting is tomorrow.

**Bennett** stated that she has been appointed chair of the membership committee of the Sister Cities Board.

**Marsh** stated that city staff has received him very well.

**Benton** stated that the CDBG Committee Public Hearings will be on the 7<sup>th</sup> and they will be making recommendations for allocations.

**Benton (Cockburn) motioned to adjourn. The motion passed 10-0. The meeting adjourned at 7:50 pm.**

**Respectfully Submitted,**

**Brandon Kauffman  
District IV Neighborhood Assistant**

**Guests**

Gavin Buchanan  
David & Kitty Huenegardt  
Mike Poorman  
Lee Webster  
Randy Wiley  
Richard Long  
Steven Martens  
Lonny Wright  
Darlene Nuse  
Scott Moore

**Address**

1425 S Sedgwick  
2221 Davis  
2317 S Prescott St.  
337 N Exposition  
2313 S Prescott  
516669 S Vine  
1522 W 47<sup>th</sup> ST. S.  
1721 S. LuLu  
2021 Jewell  
455 N Main